

UNOFFICIAL COPY

Doc#: 1807406033 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/15/2018 09:55 AM Pg: 1 of 4

Prepared by: Rebecca Todd
Guidance Residential, LLC
11107 Sunset Hills Rd., Suite 200
Reston, VA 20190

Return To:
Guidance Residential, LLC
11107 Sunset Hills Rd., Suite 200
Reston, VA 20190

MIN: 100154100000359166

Property Tax Id: 02-04-108-012-0000 VOL. 231

ASSIGNMENT AGREEMENT and AMENDMENT OF SECURITY INSTRUMENT

For value received, 2004-0000221, LLC ("Co-Owner") assigns to Guidance Residential, LLC ("Co-Owner's Assignee"), whose address is 11107 Sunset Hills Rd., Suite 200, Reston, VA 20190, Co-Owner's rights, title and interest in the Obligation to Pay and the Security Instrument, together with all rights, duties and obligations of the Co-Owner as specified in those documents, and including the Indicia of Ownership relating to the Property, as set forth below:

(i) the right of re-entry for purposes of inspection of the Property, upon proper and reasonable notice to Consumer; (ii) the ability to cure any defects regarding the Property, subject to the giving of reasonable notice to Consumer (however, this right shall not impose an obligation on Co-Owner to cure such defects); (iii) the right to notice regarding any further placement of encumbrances on the Property (but nothing in this clause shall preclude the Consumer from encumbering the Property if such encumbrance is permitted under Applicable Law); (iv) the right to approve of any significant improvements to the Property (but such right shall not obligate Co-Owner to make or pay for such improvements); (v) the right to approve of any lease by Consumer of his or her right to occupy the Property, which approval will not be unreasonably withheld (but nothing in this clause shall preclude the Consumer from leasing the Property if such letting is permitted under Applicable Law; however, in the event Consumer leases the Property, Consumer will remain obligated for Monthly Payments under the Co-Ownership Agreement); and (vi) the ability to exercise rights and remedies under the Co-Ownership Agreement if Consumer Defaults under the Co-Ownership Agreement, the Obligation to Pay or the Security Instrument.

Pursuant to this Assignment, Co-Owner transfers its interest as a mortgagee under the Security Instrument to Co-Owner's Assignee, and Co-Owner does hereby mortgage, grant and convey to Co-Owner's Assignee the Co-Owner's rights in the Property, as described in Exhibit A, attached hereto.

See Attached Exhibit A

FIRST AMERICAN TITLE
FILE # 2799859

UNOFFICIAL COPY

It is the intent of the Parties that this grant by the Co-Owner shall act as an amendment (and not constitute a separate security instrument or agreement) to that certain Security Instrument recorded immediately prior to the recordation of this Assignment (which Security Instrument is recorded in the County of **COOK** of the State of **ILLINOIS** as Document No. 1632701066) and entered into between Co-Owner and Consumer on **10/18/2016**, in order to provide further security in this Transaction to Co-Owner's Assignee, as mortgagee under the Security Instrument as amended by this Assignment Agreement and that Co-Owner's Assignee would not fund the Transaction between Consumer and Co-Owner without such grant by Co-Owner. It is the intent of the Parties that an uncured Default gives rise to the ability by the Co-Owner's Assignee to exercise any and all of its remedies (including the exercise of a power of sale) against all interests of both Consumer and Co-Owner in the Property. In the event that Consumer Defaults under the Co-Ownership Agreement, the Obligation to Pay or the Security Instrument, Co-Owner's Assignee shall provide to the Co-Owner, within the same time frame, a duplicate original of the Default Notice that it gives to the to Consumer.

In the event of Consumer's insolvency, including a filing for protection under the U.S. Bankruptcy Code, Co-Owner agrees to cooperate as fully as allowed under Applicable Law in assisting Co-Owner's Assignee in maintaining or realizing on its security interest in the Property.

TO HAVE AND TO HOLD the same unto Co-Owner's Assignee, its successors and assigns, forever, IN WITNESS WHEREOF, Co-Owner has executed these presents on **10/18/2016**.

(Co-Owner)

By: _____



2004-0000221, LLC
Christopher Gallant, Vice President of
Guidance Holding Corporation, Manager

STATE OF VIRGINIA
COUNTY OF FAIRFAX

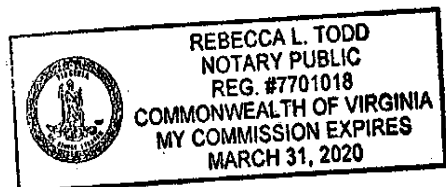
REBECCA L. TODD

I, _____ a notary public, in and for the above mentioned State aforesaid, do hereby certify that **Christopher Gallant**, whose name, as **Vice President** of Guidance Holding Corporation, a Manager of **2004-0000221, LLC**, signed to the writing above, bearing date **10/18/2016**, has acknowledged the same before me.



Notary Public

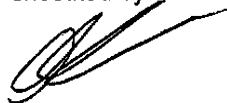
(Seal)



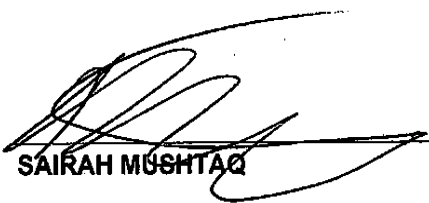
My commission expires; 3/31/2020

UNOFFICIAL COPY

BY SIGNING BELOW, Consumer accepts and agrees to the terms and covenants contained in this amendment to the Security Instrument and in any Rider executed by Consumer and recorded with it.



 Witnesses: **MOHAMMED IQBAL** **Consumer**



 Witnesses: **SAIRAH MUSHTAQ** **Consumer**

Consumer **Consumer**

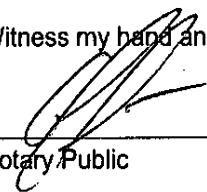
Consumer **Consumer**

State of Illinois
County of Cook

I, Simon Ofrikhter a Notary Public in and for the State of Illinois do hereby certify that **MOHAMMED IQBAL, SAIRAH MUSHTAQ**

personally known to me as the person(s) who executed the foregoing instrument bearing date 10/18/2016 personally appeared before me in said county and acknowledged said instrument to be his/hers/their/act and deed, and that he/she they executed said instrument for the purposes therein contained.

Witness my hand and official seal 18 day of October 2016



 Notary Public (Seal)

My commission expires; 03-03-19



UNOFFICIAL COPY

Attachment A

LOT 74 IN BUFFALO GROVE UNIT NUMBER 1, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 28, 1957 AS DOCUMENT NUMBER 15862056 IN BOOK 488, PAGE 42, IN COOK COUNTY, ILLINOIS.

PA: 226 South Buffalo Grove Rd
Buffalo Grove, IL 60089